



**Warrior Square, St. Leonards-On-Sea TN37 6BP**



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**Warrior Square, St. Leonards-On-Sea**

\*\*\*GUIDE PRICE £200,000-£220,000\*\*\*The property is accessed via private entrance with further door into entrance hall, from there it offers lounge, kitchen, two bedrooms and bathroom. The property would be an ideal investment or first time purchase, to enquire further please call us on 01424 722177.



## Hallway

Large hallway

## Lounge

16' 9" Max x 15' 6" Max ( 5.11m Max x 4.72m Max )

Bay window to the front aspect. Radiator.

## Kitchen

13' 6" x 5' 7" ( 4.11m x 1.70m )

A range of wall and base units to incorporate sink/drainer, oven with electric hob and extractor fan. space for washing machine.

## Bedroom One

17' 1" x 10' 1" ( 5.21m x 3.07m )

Double glazed window to the rear aspect, Radiator.

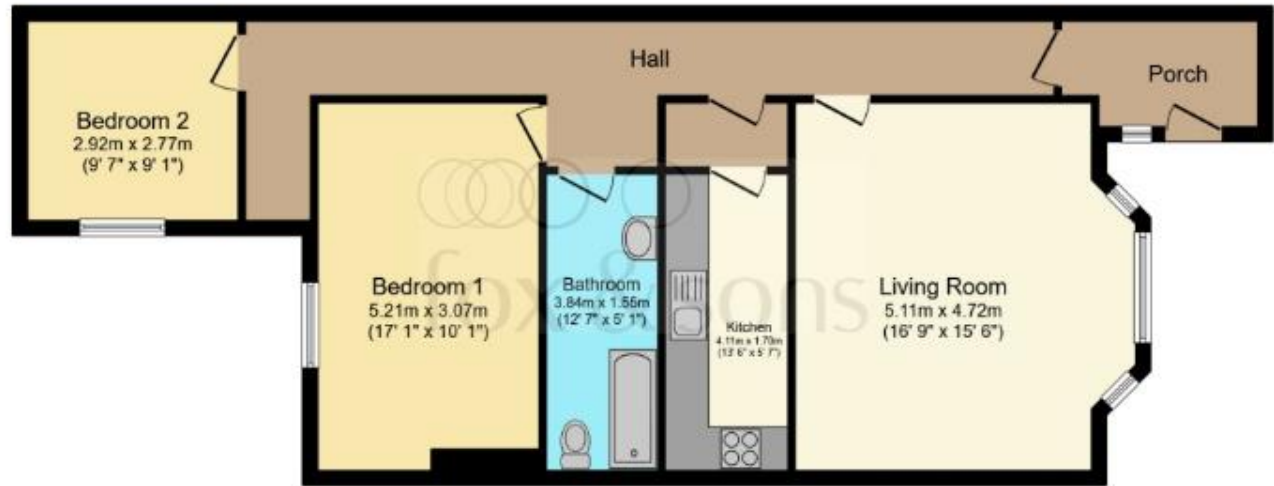
## Bedroom Two

9' 7" x 9' 1" ( 2.92m x 2.77m )

Double glazed window to the side aspect. Radiator.

## Bathroom

Bath with shower attachment above, sink and toilet, radiator.



Total floor area 83.1 m<sup>2</sup> (894 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)



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## Warrior Square, St. Leonards-On-Sea

- BASEMENT FLAT
- COURTYARD GARDEN
- 2 BEDROOMS
- SPACIOUS LOUNGE
- PRIVATE ENTRANCE

Tenure: Leasehold EPC Rating: Awaiting

This is a Leasehold property with details as follows; Term of Lease 99 years from 25 Dec 2005. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

guide price

**£200,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
HAS117084 - 0003

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**01424 722177**



[hastings@fox-and-sons.co.uk](mailto:hastings@fox-and-sons.co.uk)



33 Havelock Road, HASTINGS, East Sussex,  
TN34 1BE



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